

FOR SALE

## Salisbury Lakes Business Park

4237 Salisbury Road, Building 4,  
Jacksonville, FL 32216

- › **Building Size** - 22,344 SF
- › **Year Built** - 1985
- › **Zoning** - IBP (Industrial Business Park)
- › **Parking** - 3.9 spaces per 1,000 sq ft  
in Salisbury Lakes Business Park
- › **Occupancy** - 100%
- › **List Price** - \$1,800,000



22,344 Square Feet  
Southpoint Office



For Sale

## Offering Summary

List Price: \$1,800,000



# Investment Highlights

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22,344 SF

Southpoint Office



## Stabilized Opportunity

With 100% occupancy, there is an opportunity to collect cash flow from a well-positioned asset in a strong performing submarket.

## Proximity To Major Roads

The Property is within close proximity to I-95 and SR-202 (Butler Blvd.), two of the most highly trafficked roads in all of Northeast Florida with over 135,000 average daily vehicle trips. Access to the property will only improve with the FDOT's new road improvements at I-95 and SR-202.

## Great Location

Located within the Southpoint Business Park, one of the top performing office submarkets in the city. The submarket draws tenants from all over the city due to its central location and close proximity to upscale residential neighborhoods. The property is less than 4 miles away from the St. John's Town center, which is the dominant outdoor lifestyle center in Jacksonville with over two million sq. ft. of retail, restaurants and amenities.

## Strong Demand From Medical Office Tenants

The Property and the surrounding submarket is highly desirable for medical office tenants due to its proximity to St. Vincent's Hospital, Borland Groover Clinic and other medical practices.

## Captive And Dense Trade Area

There is a population of 179,198 with an average household income of \$68,117 within a 5-mile radius of the property. In addition, there are 142,617 daytime employees.

# Location Maps

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